App F IX—4

Previous References
ML ~~74~~-74-47-5

19 48
(ML)

File No 171-48
Serial Nos. 1, 2, 3, 4, 5, 6, 8

Later References

THE MYSORE GOVERNMENT SECRETARIAT

Serial Nos

1949
(E)

Part B for

SUBJECT

Northern Zone of the Industrial Tribunal Bangalore

WD 50203—GPB—2,00 000—1-8-61

GO No L4781-7/ML 171-48-2 dtd 5 11 48 and L4790/ML 171/48-8 dtd
Sanction a Scheme for the formation of a Legal etc
GO
To Chairman C I T B Bangalore

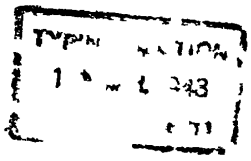
598/ml Industrial Suburb, Bangalore

64) A draft memo is put up — that
to get proposals, as called
for in this office letter No L12362
dtd 14-4-48

65) Issue advice

10/3 10/3/48

10/3/48



To,

The Chairman, CITB, Bangalore

No L/14561/15-3-48

Calls for certain information.

SubA
18-3-48

From the chairman, Bangalore Town
Board

No F 333/47 & 25/3/48

Forwards revised plans for the layout of
the Northern zone of the Industrial
Suburb, Bangalore

66) It is reported by the
chairman that estimates

5985 5-7-48/mc – request for the revision of the Industrial sub-urb, Board

for the layout of the Northern zone are being prepared and that the same will be submitted in due course if approved, the receipt of the estimates will be awarded submitted for orders

Mr 6 7) The plan which has been
31/3 Considered and approved by
the Town Board is for perusal
and Consideration in the
meanwhile

7868/1/3

P. 31348

Perused by Mr. 31.3.48.

68) The plan is for appl

2/4/48

(69) Received the application letter addressed to the Minister for Finance & Lands dated 8/11/47

OFFICE OF THE MINISTER
FOR FINANCE & INDUSTRIES
No 2930
Date 21.4.48

11/5/48

From the chairman,
Bangalore Trust-Board

No J 393/47 & 30/4/48

Forwarding the revised layout
and plans

5712 J6634/ml

70/ This relates to the revised 3 plans and estimates for the layout of the Northern Zone of the industrial suburb area. The estimate as worked for this layout is found to be Rs 9,11,600/-

71/ This may be submitted to the chief Engineer for R&B for favour of sanctioning and early return submitted for orders

Ma 14/5

for 14/5

72/ The ch. Engr for R&B has to be consulted in the first instance

12/5/48

Finance & Revds 73/ Yes HCD 15/5

8 15/5

9/15/5

U O No 322/17/5/48

74/ Forwarded with compliments to the chief Engineer for Roads and Buildings for favour of sanctioning and early return

By order
17 5 48
for Revenue Secretary

15-11 Ne 18/5/48

MKRao/5

PTO

Memo No 18 Dated 16 7-48

7) Returned with compliments

2 The estimate is scrutinised The provision for the formation of 20 sites along the Tumkur road is deleted and the estimate corrected to Rs 8,21,600/-

Chief Engineer for Roads and Buildings
15/7/48

The Secretary to Government,
Revenue Department, Bangalore

1617

17/7/48

76) Submissions were made in regard to the formation of a layout in the Northern zone of the industrial sub-urban area (X plan of the layout is flagged B) to form 73 sites as per the remarks of the chief Engineer are noted at para 75 above

77) The plans and estimates are reported to have been prepared in the light of the instructions issued from this office, as per decision arrived at at the annual meeting dt 9/12/47 (Flag V) of the Industries file

78) The present worked layout is estimated to cost Rs 9,11,600/- According to the layout now prepared

large plots have been divided into smaller plots keeping in view the requirements of the different types of industries ~~different areas are set apart for different industries~~ grouping of the various types of industries such as (a) Textiles (b) Machineries, (c) chemicals and (d) Food Industries has been made and particular areas set apart for them

79) The layout provides for 144 plots The number is distributed as follows :

		No
1)	Textiles	56
2)	Machineries	40
3)	chemicals	8
4)	Food industries	18
5)	Kirloskar & the Hyderabad Soap Factory (already allotted)	2
6)	Plots formed along the Trunk Road which are proposed to be kept reserved for the present	20
	Total	144

80) The proposed layout covers an area of 289 acres the sites are formed and proposed to be disposed of at the following rates -

	Rs
a) For the existing industries to be shifted from the city area to the industrial suburb area	— 1-8-0
b) For fresh industries	— 2-0-0
c) the (existing) industries requiring more than one acre	} 2-0-0

81) According to the above value, sum of Rs 8,78,600/- is expected to be realised from the sale of 121 acres (actually laid out in sites) exclusive of 40 acres allotted to the soap factory and the Mysore Kirloskar ltd which will be fetched Rs 3,87,200/-

82) The total realisation will amount to Rs 12, 65, 660/- as against the estimated cost of Rs 9, 11, 600/-, resulting in net profit of Rs 3, 54, 060/-

83) Sat the chief Engineer for Roads and buildings who was consulted in the matter has scrutinised the estimate ~~for~~ and corrected it to Rs 8, 21, 600/- by deducting the provision made for the formation of 20 plots along the Tirukkural road as he is not in favour of forming plots along this road, for he says "this road being a National High-way, it is objectionable to permit construction of any type of buildings and that too for industrial purposes within a distance of 150 feet on either side of this road" — Vide fly N { para 5 (2) of the notes of the collection placed below

84 83) As seen from the report now received from the chairman, the cost of the layout, excluding the layout of 20 plots along the the Tirukkural road, amounts to Rs 8, 06, 400/- only and not

Rs 8, 21, 600/- as calculated by the chief Engineer for R&B. The realisation from the sale of plots in the remaining part of this scheme (excluding 20 plots referred to above) will be Rs 11, 41, 930/, resulting in a net profit of Rs 3, 34, 630/-.

85 84) There is also a proposal of the Trust Board to allot plots to 35 industrialists immediately in this layout, as shown from the list flagged J. Apart from this list of 35, one plot has already been granted to one Sri Vadra, a refugee from Pakistan and separate proposals have been received to allot a plot to each of the following companies -

1) Messers Sundra Process — flg Q
chemical Laboratory

2) M/s Suedes & Leatherettes Ltd (about 6 acres) — flg P

86 85) In the above circumstances the points for orders are as follows -

1) Whether the estimate for Rs 9, 11, 660/-, as submitted by the Trust Board, for the formation

of the Northern zone of the industrial
suburban area, which provides for 144 sites
including the 20 along the Trunk road
as referred to at para 79 may be
approved

or

(a) whether the suggestions of the
chief Engineer for R&B to delete the
provision made for the formation
of 20 sites along the Trunk road
may be accepted and the estimate
sanctioned accordingly in case this
proposal of the chief Engineer is approved,
the estimate for Rs 8,06,400/- for
the remaining part of the Scheme,
as prepared in the office of the
Trust Board, may perhaps be
sanctioned in view of the fact
that the cost of this part of the layout,
as per calculations made in
the chief Engineer's office exceeds
by Rs 15,200

This may be approved

9/8/66

2) whether the grouping of industries
and allotment of sites made for
each group of such industries,
as at para 79 supra, may be
approved

Yes, perhaps be approved

21/8/66

245 J1006/me

Layout of the Northern zone - Industrial Estate area, Bangalore

3) Whether the fees fixed for the disposal of the sites formed as at para 80 supra, may not be approved, subject to the condition that in case there is any enhancement in the rate later, owing to the levy of conversion fee on the lands acquired, the grantee shall be liable to pay the difference in cost

(The rate at which conversion fee is to be levied is before the Council for decision)

The proposal may be approved subject to the condition that any additional amount becomes recoverable on account of the levy of conversion fee the grantee must undertake to pay

S 9/8/68

4) Whether the allotment of sites to the industrialists, as shown in the list flagged J and to the two other companies named 1) M/s Indian Process Chemical Laboratory and 2) M/s Sneades & Leathettes, as recommended by the chairman in his letters flagged A & P respectively, may be approved

This may be approved

S 9/8/68

86) The above proposals are submitted for orders

Reviewed by me 6/8/68

3/8 Por 3/8/68

87) The above proposals 1(a) to 4 may be approved in the circumstances

24/11/48

Reported

OFFICE OF THE MINISTER FOR FINANCE & INDUSTRIES
No 969
Date 10/8/48

1) Minister for Finance & Industries
2) Chief Minister
3) Dewan

9/8/48

88) The suggestions of the C.E. Roads to defer the provision for the proposed widening of the Trunk Road is approved The land then may however be acquired & vested The estimates as per above may be sanctioned

89) The temporary guidelines is approved

90) The allotment of sites as shown in para 79 supra is approved subject to following measurements have to be checked up I take it that when it is stated two acre plots - and two numbers are shown as for instance in regard to Sri Lakshmana Khoday's - each number measures one acre and the two numbers together make two acres The allotment is approved on the basis of this interpretation

A

91) M/s Suede & Leatherette ~~need not be given any~~ ~~they have obtained another~~ ~~interim~~ boundaries
Re allotment of Plot Nos 27 29 & 30
969 / B to Shrawes further enquiries are to be made whether the concern is working or not
M/s Indra Process Chemical Laboratory may be given a sale

92) As regards rates — those shown in para 8a are approved subject to the condition that in case the lands are made subject to the payment of conversion fine, the excess have to be paid by the allottees promptly & the sites may be allotted on that condition
There may be no delay in giving effect to these rates

OFFICE OF THE CHIEF ENGINEER
No 1995
Date 30/9/48

29/9

93) KCA 2/10 8/10

94) 1) A draft go is sent up covering the scheme
2) ~~Another~~ Three draft letters are sent up as regards grant of sites to the Trusts

DEVELOPMENT OFFICE
No. 1648
30 OCT 1948

Secretary to Govt Housing 4/11

Mr 8/10 Pr Govt

95) Issue all the four drafts sent

Govt 24/10/48

245 / 1006 /ml

To
The chairman CITB, Mysore
The Auditor PWD
The Comptroller
The CE Roads and Buildings in Mysore
The Municipal Commr, Bangalore city
through the mayor president
The DC Bangalore Dist (member)
The Director of Industries & commerce, in Mysore

No L 4781-7 ml 171-48-2
Dt the 5/11/48

Sanctions the estimate for Rs 8,06,400/=

2) To The chairman CITB, Bangalore,

L 4788/ml 171-48 4
Dt 5/11/48

Sanctions the grant of Site to the firms except the Engineering and mineral Industries and calls for certain informations

3) To The chairman CITB, Bangalore
Directs that no site be granted to M/s Sneados and leathers LTD

L 4789/ml 171-48-6
D 5-11-48

4) To the chairman CITB, Bangalore
No L 4790/ml 171-48-8
D 5/11/48

Sanctions the grant of a site to M/s India powers chemical Laboratory,

G 1o 333/47-8
nc plan

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 25th March 19[illegible]

5712

To

SYED ABDUL AZEEM, ESQ., B A.,
Secretary to Government,
Revenue Department, Bangalore.

Sir,

ML 171-48-3

SJB - Revised plans for the layout of the Northern Zone of the Industrial Suburb

With reference to the correspondence ending with your letter No L 12362/T 74-47-5 dated the 8th January 1948 returning the layout plans of the Northern and Southern Zones of the Industrial Suburb for revision in the light of the observations made therein and with reference to your letter No L 14561 dated 15-3-48 enquiring when the revised layout plans and estimates ~~calculations~~ referred to above could be expected, I have the honour to state that agreeably with the instructions contained in your letter under reference, revised layout plan of the Northern Zone of the Industrial Suburb has been prepared and sent herewith

2 This was placed before the Allotment Committee at its meeting held on the 13th February 1948 when it was tentatively approved subject to certain modifications with regard to the dimensions of the sites and zoning of certain types of industries The revised layout plan now prepared is in accordance with the suggestions made by the Allotment Committee referred to above This was placed before the meeting of the Board held on 23-2-48, when it was resolved

"That the plans of the Industrial Suburb North as decided by the Allotment Committee be approved and further action taken in the light of the Government Order."

3 The revised plan of the layout of the Northern Zone of the Industrial Suburb is accordingly submitted herewith for favour of approval by Government As per plan, the Northern Zone is divided into several sub zones and the sites for Factories of similar nature are grouped together

4 The sites originally proposed along the Tumkur Road are kept reserved The grouping of industries is as follow -

1	Textiles	56 sites	Nos 55 to 110 (inclusive) 34 acres
2	Machineries	40 sites	Nos 27 to 33, 111 to 119, 121 to 139, and 140-144 54 acres
3	Chemicals	8 sites	Nos 21 to 25, 35, 36 and 120 30 8 acres
4	Food	18 sites	Nos 37 to 54 (10 acres)

NOTE - Sites Nos 18, 19 and 20 are reserved for future consideration

Detailed estimates for this revised layout are being prepared and will be placed before the Board at its meeting to be held on 30-3-43 and then submitted to Government for sanction after obtaining the approval of the Board The South Zone plans are also getting ready and will be submitted very early

I have the honour to be,
Sir,
Your most obedient servant,

CHAIRMAN,
City Improvement Trust Board,
Bangalore

gvm/-2-

G ... 48 Office of the City Improvement Trust Board,
Encl plan, estimate "Ranga Vilas", Seshadri Road,
& a file 45 Dated, Bangalore, the 30th April 1948

6634

TO

SYED ABDUL ALEEM, ESQ., B A.,
Secretary to Government,
Revenue Department, BANGALORE

Sir,

SUBJECT - Plans and estimates for the layout of the Northern Zone of the Industrial Suburb

With reference to the correspondence ending with your letter No L 12362/L1 71-47-5 dated 8-1-1948 asking for modified plans and estimates in the light of the instructions contained therein, I have the honour to state that plans and estimates have accordingly been modified and submitted herewith for favour of sanction of Government

2 In the modified plan, large sites have now been sub-divided into smaller ones keeping in view the requirements of the different types of industries Grouping of various types of industries such as (1) Textiles (2) Machineries (3) Chemicals and (4) Food Industries have also been made, particular areas being set apart for the larger type of industries

3 This grouping and zoning of industries and sub-division of larger sites into smaller ones has necessitated the introduction of some additional roads for providing access to the new sites formed The modified layout was approved by the Allotment Committee at its meeting held on 16-2-1948 and also by the Board

4 The original estimate has been accordingly revised in the light of the modified proposals made above The total number of sites as now laid out is 144 out of which 56 (66) sites have been set apart for Textiles, 40 for Machineries 8 sites for chemicals and 18 for food industries The remaining 20 sites along Tumkur Road are kept reserved for the present

5 The total area acquired for this layout is 289 acres Out of this, 161 acres comprise of sites,

roads take up 40 acres, area reserved for parks and canteens covers 10 acres The land margin for the Chord Railway line will be 17 acres The remaining area represents the cut up of ravinous country, tank-bed and its atchkat etc , to be developed later The estimate as modified for this layout is for Rs 9,11,600/- as against the original estimate for Rs 7,71,500/- The report accompanying the estimate furnishes details for this Rs 9,11,600/-

6 The increase in the cost over the original estimate represents mainly the cost of formation of additional roads and provision for water mains The rates provided for in the modified estimate for other items of work such as the layout of roads, acquisition charges etc , remain unchanged

7 This was placed before the Board at its special meeting held on 16-4-48 for consideration After examining the plans and the estimates in detail, the members felt that in view of the fact that the existing industries to be shifted would have to bear lot of expenditure to shift their industries, it was desirable that some concession should be shown to them and that the rate of Rs 1-8-0 per Sq Yd was reasonable It was accordingly resolved

> "THAT the existing industries should be charged at Rs 1-8-0 per Sq Yd only and the new industries at Rs 2/- per Sq Yd and that the industries requiring more than 1 acre should be charged at Rs 2/- also per Sq Yd "

Subject to this modification, the proposals placed before the Board were approved at the special meeting held on 16-4-48

8 On this basis, the realisation from the sale of 121 acres would work out to Rs 8,78,460/- The extent of 40 acres allotted to Government Soap Factory and Messrs Kirloskar Bros , at Rs 2/- a Sq Yd fetched a further sum of Rs 3,87,200/- Thus, the total realisation from the sale of sites would be Rs 12,65,660/- Deducting from this, the cost of outlay on the scheme viz , Rs 9,11,600/- the nett profit expected would be Rs 3,54,060/- and this may be reserved for

covering any likely fluctuations during the course of execution of the Scheme due to unforeseen causes

9 With regard to the allotment of sites, notices had been issued to persons who wanted to shift their existing industries from the City to the Suburb to interview the Chairman as per resolution of the Allotment Committee dated the 16th February 1948 with a view to ascertain the requirements of the applicants and enable allotments to be made having regard to the requirements of the several industrialists The Sub Committee in their meeting dated 27-2-1948 agreed that the allotment may be made to the applicants who interviewed the Chairman The applicants had also been told that they must agree to take certain number of sites for housing their labour in the Housing area nearby and they consented to it The list of allotmen made together with the allotment of one site to the Engineering Research Laboratory and Mineral Industries, and one to the New India Pharmaceuticals, ~~Industries Research (Lab)~~ who had subsequently interviewed the Chairman was placed before the Board together with revised plans and estimates referred to above at its special meeting held on 16-4-48 when it was resolved

"THAT the lists of allottees be approved as also the estimates and plans and the same sent to Government for sanction"

10 I accordingly request that sanction of Government may kindly be obtained to the modified plans and estimates sent herewith and also proposed allocation of sites to different kinds of industries as per allocation list enclosed

11 The documents mentioned below are enclosed for favour of reference and return

1 Modified Plan
2 Revised estimate for R 9,11,600/- (with detailed estimates & plans)
3 Report accompanying the estimate
4 Statement of lands covered by the Northern Zone
5 List of allocation of sites for different kinds of industries in the Northern Zone

(P T O

Northern Zone

I have the honour to be,
S i r,
Your most obedient servant,

CHAIRMAN,
City Improvement Trust Board,
Bangalore

gvm/-2-

CITY IMPROVEMENT TRUST BOARD,
Dated, Bangalore, the 27th March 1948

Report to accompany the revised estimate of cost for the formation of the North Zone Extension of the Industrial Suburb - Bangalore

An estimate for Rs 7,71,500 for the formation of the North zone Extension of the Industrial Suburb of Bangalore, as per plan approved by the City Improvement Trust - Board at its meeting held on was submitted to - Government for sanction with our letter No dated

In returning this estimate, Government have - observed in their letter No L 12362/11 74-47-51 dated 81-48 that the proposals made by the Board in respect of the Industrial Suburb South & North Zones, may be modified with a view

(1) to zone of several types of industries,
(2) to accommodate big and small industries shifting into the suburb from their existing locations within the City,
(3) to divide the bigger sites now arranged into smaller sites to suit the requirements of different industries,
(4) to avoid large concentration of labour in one particular area by sandwiching industrial sub-zones in the area,

Accordingly the proposals made for the North Zone layout - have been suitably modified

Large sites have now been subdivided into smaller ones keeping in view the requirements of the different types of industries

Grouping of the various types of industries such as - (a) Textiles, (b) Machineries, (c) Chemicals and (d) food industries, have been made and particular areas set apart for them

This grouping and zoning of industries and sub-division -of larger sites into smaller ones has necessitated introduction of some additional roads for the sake of affording proper access to the several new sites formed

The modified layout was approved by the Allotment Committee at its meeting held on 16-2-48 and also by the City Improvement Trust Board at its meeting held on 28-2-48

The original estimate has been therefore revised in the light of the modified proposals now made

The total number of sites as now laid out will be 144, out of which, 56 sites have been set apart for textiles, - 40 for Machineries, 8 sites for chemicals and 18 for food-industries Two large sites have been allotted one to -

P T O

Messrs Kirloskar & Bros for electrical motor manufactures and another for the Government Soap Factory The remaining twenty sites along the Tumkur Road are kept reserved for the present

The total area of land proposed to be acquired for this layout is 289 acres Out of this, 161 acres, comprise of sites, Roads occupy 40 acres, Areas reserved for Parks & Canteens cover 10 acres The land margin for the Chord Railway line will be 17 acres The remaining 61 acres represent, the cut-up ravinous country, tank-bed and its atchkat etc

The estimated cost, as modified, for this layout will be Rs 9,11,600/- as against the original figure of Rs 7,71,500/-

This is made up of (a) a sum of Rs 4,06,600/- provided for acquisition of lands required including all structures and malki on them

(b) a sum of Rs 3,50,000/- being the estimated cost for the layout of roads etc , as per modified plan

(c) a sum of Rs 1,55,000/- towards the cost of providing the layout with water supply mains including a sum of Rs 50,000/- for the mains to run in the additional roads now introduced

Rates provided for in the detailed estimate for the several items of work for the layout of roads etc , remain unchanged The increase in cost over the original figure represents the cost of formation of additional roads and provision of water mains

Provision made for acquisition of lands and structures and other malki on it remains also unchanged

On the assumption that sites in this layout for location of industries would be sold at a uniform rate of 1-12-0/S yd , realisation from sale of 121 acres would work out to Rs 10,24,870/- The extent of 40 acres allotted to Government Soap Factory and M/s Kirlosker Brothers if sold at the rate of 2 Rs /S yd would fetch another Rs 3,87,200/- Thus the total realisation would be Rs 14,12,070/- against the estimated expenditure of Rs 9,11,600/- This would leave a margin of Rs 5,00,470/- which would cover any likely fluctuations in cost in the course of actual execution due to unforeseen causes

The Scheme as now modified is a promising one and early sanction to it is solicited to enable the starting of the several industries in this new area without further delay

MSS/3

As directed by Government in their letter to ... The Estimate has been further scrutinized and prepared as accurately as possible

Rajashekaran 27/3
ENGINEER OFFICER 27/3

Rl 27/3

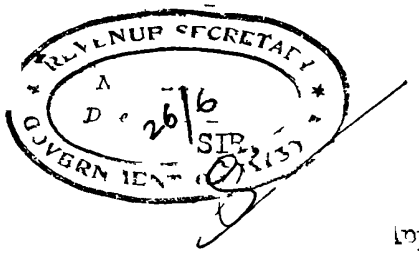
28 9

No S 477/47

From the Chairman,
City Improvement Trust Board,
Dated the 23rd June 19 8

TO

JANAB SYED ABDUL ALEEM, B A,
Secretary to Government,
Revenue Department,
BANGALORE



Application of M/s Suedes & Leathebettes Ltd "Cubbon House", 2, Cubbon Road, Bangalore - Cantt, asking for grant of a site measuring 10 acres in the Industrial Suburb for starting their Industries

I have the honour to state that the Rajah Saheb of Bobbili had applied for a site in the Industrial Suburb(North) for starting the above factory No decision could be taken on this and other similar applications as no definite orders have yet been received from Government about the policy to - be adopted with regard to the allotment of sites for starting of new Industries

The Secretary of the above Company in his letter No S162/F31 dated 18-5-1948 has again represented that the - Machinery for the factory has already arrived and that foreign Technicians have been contracted and are on the staff since July 1947 but that the Company have not been able to start the Factory for want of a suitable site and has urged that for these and other reasons represented in his letter, the Company may be granted an extent of about 10 Acres of land in the Northern zone of the Industrial Suburb A copy of the letter received in this Office from the Secretary of the - Company is enclosed for favour of reference

This was placed before the Board for consideration at its meeting held on 25-5-1948

After considering the representation in detail, the members expressed the view that 10 acres asked for was too much but that in view of the fact that the party had already bought machinery and the requisites necessary for machinery, a site of 6 acres more or less be recommended to Government to be allotted to the Company in the Industrial Suburb North, subject to the terms and conditions resolved upon by the Board in respect of other applicants for plots in the Industrial Suburb

This was unanimously passed

I accordingly request that as resolved by the Board Orders of Government may kindly be obtained re the allotment of about 6 acres of land to the above Company in the Industrial Suburb North, for purposes of starting their Industries

If the proposal of the Board is approved, a site measuring about Six acres will be allotted to the Company on terms and conditions already laid down and approved by Government

I have the honour to be,
Sir,
Your most obedient servant,

CHAIRMAN

lss/2

Letter No S162/FS1 dated 18-5-1948 from the Secretary, M/s Suedes and Leatherettes Ltd , Cubbon House, 2 Cubbon Road, Bangalore Cantt, to the Chairman, City Improvement Trust Board, Bangalore City

** *** *

We shall be highly obliged if you will kindly let us know as to what has become of our application dated 20th September 1946, made by our Chairman, The Pasha Saheb of Bobbili, for a site of about - 10 acres asked for in the proposed Industrial suburb, plot No 55,56 & 57 Our representative from England was here at that time for personal discussion and it was in consultation with him that the site asked for was selected Dewan Bahadur Sir A Ramaswami Mudaliar, K C S I , the Dewan had personally come to the site and a discussion on the subject was - held At that time there was no doubt of our securing the land required for our purpose in your Industrial Suburb Hence we went ahead with other preparations, and the Machinery for the factory have already arrived and is in Bangalore, but unfortunately, we have not yet succeeded in getting a suitable land for our requirements Foreign Technicians have been already contracted and are on the staff since July 1947

From 20th September 1946, we have been negotiating with - you on the subject, and therefore we feel that our application deserves priority and sympathetic consideration These days, it is exceedingly difficult for Industrialists to procure Capital Goods, but the irony of fate in our case is that we have the Capital Goods with us, but have failed to secure a suitable land for our purpose

We take the liberty of bringing it to your notice that this is a highly technical production and that for the present there is no factory east of Suez manufacturing such articles India at present, on an average imports 20 to 25 lakhs yards of different varieties of such materials and it should be a pride of Bangalore to have within its fold such an Industry established

We look forward to your co-operation and assistance and have

have not the least doubt in gaining the case

An early reply will greatly be appreciated

"COPY"

C.V Narasimha Rao

CHAIRMAN,
C I T Board, Bangalore

LSS

MC 245/3

8 17/48

Office of the City Improvement Trust Board
"Ranga Vilas", Seshadri Road,
Bangalore, the 6th July 1948

GENERAL & MUNICIPAL BRANCH
8 JUL 1948
245

TO

JANAB SYED ABDUL ALEEM, B A , B L
Secretary to Government,
Revenue Department,
BANGALORE

Rec'd
Ans
for 8/7/48

Sir,

SUB - Prayer of Messrs Indian Process Chemical Laboratory, Yesvanthapur

REVENUE SECT
No
Dt 8/7
GOVERNMENT OF MYSORE

I have the honour to state that the above Company have represented in their letter No 610/47-48 dated 11-6-1948 that their Laboratory is at present situated in S No 100 of Yesvanthapur and that a portion of the plot on which their factory is situated is going to be acquired by the Railway Authorities very soon and that they would be put to great difficulties in case they are not allotted a site in the Industrial Suburb area

2 Their application was placed before the Board for consideration at its meeting held on 24-6-1948, when the following resolution was passed

> "RESOLVED that since this is an existing industry which is threatened with eviction by the Railway Authorities, a site be allotted and that necessary recommendation be made to Government in this behalf "

3 I accordingly request that as resolved by the Board, sanction of Government may kindly be obtained to the allotment of a site in the Northern Zone of the Industrial Suburb

4 On receipt of orders from Government approving of the proposal of the Board, necessary further action will be taken to allot a site to the Company

I have the honour to be,
Sir,
Your most obedient servant,

C N Narasimha
CHAIRMAN

HR/gvm (2)-

8/7/48

Dear Sir, D.O.511 13-7-48 1st 707 W-9/8

I am directed to request you to return immediately with your remarks, ~~thereon~~ to this office file bearing D No 6634 sent to you from this office on 17/5/48 re the formation of a Lugnet of the Northern zone of the Industrial Sub-unit, Bangalore, as the chairman, C.I.T Board, Bangalore, has been urging for the issue of early orders on the matter

To, the chief Engineer Public Works (Hyderabad) 19/7/48
Rc 1-7-48

Md 1006 15 707

G 63/48-9

From

The Chief Engineer,
City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 30th July 1948

GENERAL & REVENUE SECRETARIAT
3 AUG 1948
1006
MUNICIPAL BRANCH

To

JANAB SYED ABDUL ALEEM, B A ,
Secretary to Government,
Revenue Department, Bangalore

REVENUE SECTT
GOVT

Sir,

SUB:- Estimates for the layout of the Northern Zone of the Industrial Suburb

As intimated by the Secretariat over the phone unofficially yesterday that the estimate for Rs 9,11,600/- for the above layout submitted to Government with this office letter No C 303/47-48 dated the 3rd May 1948 has been returned by the Chief Engineer for Roads and Buildings duly scrutinized and reduced to 8,21,600/- after deleting 20 sites provided for in the estimate on the Tumkur Road and requesting to intimate what the financial position would be by the deletion of 20 sites, I have the honour to state that with the deletion of the 20 sites along the Tumkur Road and from acquisition of the area comprising the sites and also the formation of roads etc , proposed for this area, the expenditure on the rest of the scheme will be about Rs 8,06,400/-, and the realisation from the sale of sites will be about Rs 11,41,030/- resulting in a net income over expenditure by Rs 3,34,630/- as per working sheet enclosed I may, however add that the area comprising the 20 sites deleted on the Tumkur Road is a very valuable and attractive land and if it is not acquired and laid out into sites, it would give room for speculation by private individuals or the owners of lands and it is feared that unauthorized private layouts may come up in the area and it is just to avoid these irregularities that it was proposed to acquire these lands and as well and to form a layout

2 This is just brought to the notice of Government for passing such orders as are deemed fit

I have the honour to be,
Sir,
Your most obedient servant,

CHIEF ENGINEER

P W Genl 80] PUBLIC WORKS DEPARTMENT 15(a) D A 23 DIVISION

Abstract estimate for the Layout of North Zone (Industrial Suburb) excluding the Lay out of Sites (2a in Number) parallel to Tumkur Road.

No	Items of work	Unit	Rate Rs a p	Quantity	Cost
1	Acquisition of Lands as per Statement including Statutory Allowances including Buildings, required 289-32 27 256 73	Acre	1407 -	256 73	Rs 3 61 219
2	Layout of roads etc, as per detailed Estimate enclosed - 350 000 35 000 - 315 000 (Portion near on Tumkur Road is deducted Vy - Rs 35 000/-)				3 15,000
3	Water Supply a sum of Rs 1 55 000/- as provided in the Estimate and of which 1/6 of the amount Vy 25 833 as deducted - (155000 - 25833 129167) OR				1,30 200
		TOTAL ESTIMATE			8 06 400
	REALISATION				
	121-32 00 89 Acres @ Rs 1-12-0	=		Rs 7,53 830	
	40 @ Rs 2-0-0			3 87 200	
		TOTAL		11,41 030	
	NETT REALISATION UNDER PROFIT		11 41 030		
	Deduct expenditure as above =		8 06 400		
	Balance Rs		3 34,630		
				OR	41 15 /

Checked 31/7

Assistant Engineer
City Improvement Trust Board
Bangalore
31/7/48

Executive Officer
City Improvement Trust Board
Bangalore
31/7/48

Chairman
City Improvement Trust Board
BANGALORE
31/7/48

Carried over

Ml 1202

GOVERNMENT OF MYSORE — CITY IMPROVEMENT TRUST BOARD, BANGALORE

INDUSTRIAL SUBURB NORTH ZONE

DETAILS FOR OMITTING THE 20 SITES PARALLEL TO THE TUMKUR ROAD

PARTICULARS	AREA IN ACRES	ACQUISITION AT
Sites 1 & 13 (13 Sites) @ 1.8 Acres	23.4 Acres	
No 14	15	15
15	12	12
16 AND 17	109	218
18 19 & 20	399	399
TOTAL	3227 Acres	
at	Rs 1407	Rs 45402
Total acqn		45402

II — ROAD WORKS

Road leading parallel to Tumkur Road — 3916 @ Rs 5/- 19,580

Earth Work Excavation — 117480

Banking — 58740

176220 Cft. } 4351 Cyds @ 0-6-0 — 1632

Earth Work — 0-6-0 } OR — 6527 Cyds } 2176 Cyds @ 0-4-0 — 544
Banking — 0-4-0 } 0-10-0 / 2 = 0-5-0 }

Shoulder Drains 18450 — 900

Side Drains — 3500 x 2-13-0 — 9844

TOTAL — 32500

CONTINGENCIES AT 5% — 1,625

TOOLS AND PLANT CHARGES — 2½% 813

45402 — 34938

GRAND TOTAL — 80,402/- 35000 CR — Rs 35000

31/7

Assistant Engineer
City Improvement Trust Board
Bangalore
31/7/48

R Sadhana
Engineer Officer
City Improvement Trust Board
31/7/48

C R Narasimha
City Improvement Trust Board
BANGALORE
31/7/48

Ml 1382

ml 171-48-1

16

G 382/48-4

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 11th August 1948

To
JANAB SYED ABDUL ALEEM, B A ,
Secretary to Government, Revenue Department,
BANGALORE

Sir,

SUB - Allotment of sites in the Northern Zone of the Industrial Suburb

I have the honour to invite reference to this office letter No G 393/47-48 dated the 3rd August 1948 submitting for the sanction of Government, the plans and estimates for the Northern Zone of the Industrial Suburb, together with lists of Allocation of sites for different kinds of industries and to say that no orders have yet been received from Government sanctioning the proposals

In the meantime, some of the Allottees are representing that on account of delay in the allotment of sites, they are suffering losses and that sites may be allotted to them immediately

I therefore request that in anticipation of sanction to the plans and estimates and the proposals for the allocation of sites submitted to Government, the Board may be empowered to hand over sites in the Industrial Suburb area, to the Allottees, as per allocation lists, subject to the usual conditions of allotment and at the rates approved by Government

In view of the urgency of the matter, I request the favour of very early orders of Government in the matte

I have the honour to be,
S i r,
Your most obedient servant,

CHAIRMAN

gvm/-

R S App F VI—G 2]

SUBJECT

Diary No of let er replied to

General and Revenue Secretariat

( )

the 194

Date of is ue 194

Signed by

May this be—

(i) p inted ?

(i) treated as a Stand ng Order ?

(iii) published in the Gazette English Part ?

(iv) tra slated ?

(v) placed at ti e d sposal of the Press ?

(iv) published in the Gazette Kannada Part ?

Section

File No

Serial No

Proceedings of the Government of His Highn ss the Maharaja of Mysore

Read—

Order thereon—No

~~Chairman~~ 118
Chairman,
C & T Board, Bangalore
forwarding a revised layout for
the Northern zone of the Electrical
Sub-circle, Bangalore, which is
estimated to cost Rs 9,11,600/-
in supersession of the first orders
issued in the letter read above

3) In Official Note No
18 & 17-7-48 of the
Chief Engineer for R&B returning after scrutiny
the estimate of the layout of the
Northern zone duly scrutinised

No 171-48-2
Order No 47/81-7/Mtl dt 5/11/48

In pursuance of the instructions
issued in the letter of 8-1-48
read above, the Chairman, C & T
Board, Bangalore submitted a revised
estimate for Rs 9,11,600/- for the
formation of the layout of the
Northern zone of the Electrical
sub-circle, Bangalore. The
estimate has been scrutinised
by the Chief Engineer for R&B and corrected to
Rs 9,12,600/- delaying the provision for
formed to close in order

List of Enclosures
Copied by
Examined by

the formation of 20 Lts along the Fundur Road the Superintending Engineer to delete the provision for 100 Lts &

WD 04162—GPB—60 0.10—23-10-41

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

approved and the estimate of save Rupees
to Rs 8,21,600/- (Rupees eight lakhs
twenty-one thousand and six hundred) on
The principles
on which the revised
layout has been prepa
are noted below -

Large sites are
bounded into
smaller sites keeping
in view the requirement
of the different type
of industries such
Textiles, Machineries
chemicals & Food.

A grouping of these industries
is also made and
particulars are
set apart for each
type of industry
of such industries

The
layout provides for 144
sites. Which are distributed
as follows —

	No of sites
1) Textiles —	56
2) Machineries —	48

WD 0565—GPB—22 500—8 11 38

3) chemicals — 8

4) Food — 18

5) Kirloskar Co & the Hyderabad Soap Factory — 2

6) sites formed along the Tumkur Road — 20

Total = 144

The sites formed are proposed to be disposed of at the following rates —

1) For fresh industries — Rate per sq yard Rs 2-0-0

2) In the existing industries to the shifted from the old area to the Industrial Suburb area — 1-8-0

3) The existing industries requiring more than one acre — 2-0-0

The total realisation from the sale of sites alone at the rates is anticipated to be Rs 12, 65, 660/- as against the

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

the estimates cost of Rs 9, 11, 600/-, resulting in a net profit of ~~Rs 3, 5 4,~~ Rs 3, 5 4, 0 60/-

~~Whereas~~ The chief Engineer for R & B who was consulted in the matter has suggested ~~the~~ the deletion of the provision made for the provision of 20 plots along the Thuku Road, as ~~he considers that~~, this road being a National High-way, it is objectionable to permit construction of any type of building on either side of the road ~~as planned above~~ as proposed in the layout ~~It is reported by~~ the chairman in his report that with the deletion of the provision

3PB—22 500—8 11 38

~~provision made for the formation~~
these
~~of~~ 20 plots, the expenditure
on the rest of the scheme
will be about Rs 8,06,400/-
and the realisation from the sale of plots
~~will be~~ Rs 11,41,030/- resulting
in a net profit of Rs 3,34,630/-
- ~~We~~ have considered the scheme in ~~its~~ ~~proposal~~ all its aspects and
are pleased to sanction
the same with the following
modifications —

1) The provision made for
the formation of ~~the two~~ plots
on the Thumkur Road ~~is~~ is deleted
~~and~~ but the land covering this
area may be acquired & reserved

2) ~~The rates proposed for the~~
~~sale of plots~~ Sites may be disposed
of at the rates proposed above, subject
to the condition that ~~the~~ increase
~~the~~ the lands are made
subject to the payment of

R S App F G 3

GFNERAL AND REVFNUE SECRETARIAT

(*Continuation sheet draft form*)

23

conversion fee, the excess has to be refunded from the allottees from at a meeting to be decided to the date when separate orders will issue in regard to the grant of plots to the several firms proposed.

The cost of the scheme will be met out of the provision made in the budget estimates of the Trust Board for 48-49 in this behalf

for Secy
for Rev Secy

To,

The chairman, C I T Board, Bangalore
✓ W/R

The Architect, P W D
The Comptroller to Govt
The chief Engineer for R+B
✓

The M L commrs, Bang through the post

The D C Bangalore Urban Dist

with file of papers

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

G O No L 4781 7—Ml 171-48 2 dated 5th November 1948

Northern Zone of the Industrial Suburb Bangalore

Sanctions a scheme for the formation of a lay out of the

READ—

Letter No L 12362—Ml 74 47 5 dated the 8th January 1948 from the Secretary to Government Revenue Department to the Chairman City Improvement Trust Board Bangalore issuing certain instructions in connection with the formation of lay outs of the Northern and Southern Zones of the Industrial Suburb in Bangalore

2 Correspondence ending with letter No G 82—48 49 dated 11th August 1948 from the Chairman City Improvement Trust Board Bangalore forwarding a revised lay out of the Northern Zone of the Industrial Suburb Bangalore which is estimated to cost Rs 9 11 600

3 Unofficial Note No 18 dated 17th July 1948 of the Chief Engineer for Roads and Buildings returning after scrutiny the estimate of the lay out of the Northern Zone

ORDER No I 4781 7—ML 171 48 2 DATED BANGALORE THE 5TH NOVEMBER 1948

In pursuance of the instructions issued in the letter dated 8th January 1948 read above the Chairman City Improvement Trust Board Bangalore submitted a revised estimate for Rs 9 11 600 for the formation of the lay out of the Northern Zone of the Industrial Suburb Bangalore The estimate has been scrutinised by the Chief Engineer for Roads and Buildings and corrected to Rs 8 21 600 deleting the provision for the formation of 20 sites along the Tumkur Road

The principles on which the revised lay out has been prepared are noted below —

Longer sites are divided into smaller sites keeping in view the requirements of the different types of industries such a Textiles Machinerie Chemicals and Food

A grouping of these industries is also made and particular areas set apart foreach type of industry

The lay out provides for 144 sites which are distributed as follows —

	No of Sites
(1) Textiles	56
(2) Machineries	40
(3) Chemicals	8
(4) Food	18
(5) Kiloskar Co & the Mysore Government Soap Factory	2
(6) Site formed along the Tumkur Road	20
Total	**144**

The sites formed are proposed to be disposed of at the following rates —

	Rate per sq yd Rs	a	p
(1) For fresh industries	2	0	0
(2) For the existing industries to be shifted from the city area to the industrial suburb area	1	8	0
(3) The existing industries requiring more than one acre	2	0	0

The total realisations from the sale of sites at the above rates is anticipated to be Rs 12 65 660 as against the estimated cost of Rs 9 11 600 resulting in a net profit of Rs 3 54 060

The Chief Engineer for Roads and Buildings who was consulted in the matter has suggested the deletion of the provision made for the formation of 20 sites along the Tumkur Road as this road being a National Highway it is objectionable to permit construction of any type of buildings on either side of the road as proposed in the lay out The Chairman reports that with the deletion of the provision for these 20 sites the expenditure on the rest of the scheme will be about Rs 8 06 400 and the realisation from the sale of sites will be Rs 11 41 030 resulting in a net profit of Rs 3,34 630

No. L 4781 7—ML 171 48-2, DATED 5TH NOVEMBER 1948.

Government have considered the scheme in question in all its aspects and are pleased to sanction the same with the following modifications —

(1) The provision made for the formation of sites on the Tumkur Road is deleted but the land covering this area may be acquired and reserved.

(2) Sites may be disposed of at the rates proposed above subject to the condition that in case the lands are made subject to the payment of conversion fine the excess has to be recovered from the allottees *pro rata*. This point may be made clear to them while allotting sites. The cost of the scheme will be met out of the provision made in the budget estimates of the Trust Board for 1948 49 in this behalf

Separate orders will issue in regard to the grant of sites proposed to the several firms

SYED ABDUL ALEEM
Secretary to Government,
Revenue Department

To—The Chairman, City Improvement Trust Board, Bangalore, with records.
The Auditor Public Works Department.
The Comptroller to Government.
The Chief Engineer for Roads and Buildings in Mysore.
The Municipal Commissioner Bangalore City through the President
The Deputy Commissioner Bangalore District (Urban)
The Director of Industries and Commerce in Mysore.

RKD—TNS.

WD 8004 -GPB—250—14-8-49

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

Draft

No 4788/Mil/71-48

dy 5/11/48

To,

The Chairman, C & T Board, Bangalore

Sir,

With reference to your ~~the~~ marginal letter No J 333 dt 47-48 ~~on the subject~~ & 25/3/48 requesting among other things, sanction to the grant of sites in the Industrial Workers' Quarters Suburb, Bangalore ~~to the~~ to the firms noted in the statement appended, I am directed to convey the approval of Govt to grant sites to the firms, as proposed, except to the Engineer & Manufacturers (Brassware) in respect of which further

WD 0565—GPB—22 500—8 11 38

enquiries may be made
as to whether this concern
is working ~~not~~ at present

In this connection,
I am to state that as seen
from the statement appended,
M/s Lakshmanarao Khodaya &
Prabhakar & Co. are proposed to be
~~given two acres plot~~ given two sites each
of ~~land~~ two acres plot in the Textile area
not clear whether two sites
together constitute a plot of two acres
each or each site measures
two acres This point may
kindly be made clear
before the allotment is made,
in respect of both cases by actually
checking up the measurements of the sites before Khodays are
possession given to the grantees

~~I have~~ I am faithfully

for
J. Rao

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

L 4789/Mk 171-48-6

To, — dt 5/11/48

The Chairman, C.I.T. Board, Bangalore

Sir

With reference to your letter No G 47/47 & 24-6-48 re grant of ~~[illegible]~~ a site measuring acres in the industrial suburbs, to M/s Suedes & Leatherettes Ltd, I am directed to state, that the firm need not be given any site, as they are stated to have obtained another site on Drumfelm Road, Bangalore suitable

Yours faithfully
for
Secy
Rec'd copy

P T O

WD 0565—GPB—22 500—8 11 38

27 TV Off L 4790/ML17/48-8

To, 5/11/48

The Chairman, C.S.I.T. Society,
Bangalore

Sir,

With reference to your letter (illegible)
No. J-17/48 & 7-7-48 re the prayer
of Messrs. Sundaram Process Chemical
Laboratory, Bangalore, for a site
in the Industrial Suburbs, I am
directed to convey the approval
of Govt. to allot a site to
the Firm mentioned, as resolved
by the Trust Board.

Yours faithfully
for
Secretary
By order

ATE Tue-9 28

OFFICE OF THE CITY IMPROVEMENT TRUST BOARD,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 9th December 1948

To

JANAB SYED ABDUL ALEEM, B A ,
Secretary to Government,
Revenue Department, Bangalore

Sir,

SUB - Re Allotment of sites in the
Industrial Suburb North Zone

Adverting to G O No L 4781-7/A 1 171-48-2 dated 5-11-48 sanctioning the layout of the North Zone of the Industrial Suburb and also the allotment of sites to the Industrialiasts as per lists sent by this office, I have the honour to request you to kindly return per bearer the lists of allottees sent with this office letter No G 393/47-48 dated 3rd May 1948, as they are urgently required for reference and issue of intimation of allotment to the Allottees

Yours faithfully,

CHAIRMAN

HR/gvr

and is
sent herewith may
kindly be copied & the original
returned immediately,
for being recorded with
the main file in
the Secretariat

OFFICE OF THE CITY IMPROVEMENT TRUST BOARD
No
10 DEC 1948
BANGALORE

Compared with the
original & found
to agree

Yr obdt
Office Assistant to
the Chairman, CITB
with Courts

Memo

Eg 306 | 48-49

The lists received with the
above are retransmitted with
compliments after comparing
them with the originals in this
office

Dated 10 12 48

Office Assistant 10/12
City Improvement Trust Bd
Bangalore

29(a)

PROPOSED ALLOCATION OF SITES FOR TEXTILES

Extent of plots	Interview list Sl No	Appln No		Names of persons	Site No
1 Two Acre plots.	235	352	1	Messrs Lakshmanasa Khoday	77 and 78
	7	15	2	Prabhakar & Co	75 and 76
2 One Acre plots	170	269	1	Lakshmi Venkateswara Factory	74
	(illegible)	(illegible)	2	Textile Engineers	73
	214	328	3	Vidya Gowri & Bros	59
	91	149	4	Nagendrasa Dhondale	60
Acre plots	56	88	1	Muddiah & Sons	56
	122	196	2	Ramakrishna Weaving Factory	57
	177	276	3	Srikanteswara Silk Throwing Factory	102
	179	278	4	Giriyapa	101
	176	275	5	Srinivasa Weaving Factory	100
	174	273	6	Muniswamisa	99
	178	277	7	Kabadi Chiknagasa	98
	252	390	8	A Siddappa	109
1/2 Acre Plots	2	4	1	Bangalore Textile Calendering Co	89
	118	192	2	Mahadeva Gowda	58
	107	178	3	Meenakshiah	97
	85	138	4	Revanna Gurusiddappa	104
	116	189	5	H N Narayana Rao	105
	132	211	6	K Rangiah	79
	97	157	7	Geetha & Co	80
	202	310	8	Aryan Mr & M Cottage Industries	81
	242	366	9	Chowdeswari Silk Factory	82
	168	266	10	H V Gangadharappa & Sons	83

CR Narasimhan

CHAIRMAN,
City Improvement Trust Board,
Bangalore

29(5)

PROPOSED ALLOCATION OF SITES FOR MACHINERY FACTORIES

Extent of plots	Interview list Sl.No.	Application No.		Names of persons.	Site No
				Messrs	
1 4 Acre Plots	169	268		Engineering & Mineral Industries (Research Lab - Abrasives)	27, 29 & 30
2 One Acre Plots.					
	163	261	1.	Rajagopal Raju	31
	181	281	2.	Annapurna Cooker & Co	32
	81	127	3	Mysore Electricals	33
	237	355	4	Crr and M Textiles, Engineers	138
	162	260	5	Srinivasa Power & Rolling Wokks	139
3. 3/4 Acre Plots					
	250	381	1.	Sun Rise Industries	128
	128	205	2	Punkaja Engineering Works	129
	18	34	3	Jaya Engineering Works	130
	166 167	264 265	4	Durga Works	126
	211	357	5	S S N Steel Construction Co	27
	104	175	6	Bharathi Metal Works	25

C R Narasimhan

CHAIRMAN,
City Improvement Trust Board,
BANGALORE.

gvm/-3-
29-4-48

29.4.48

PROPOSED ALLOCATION OF SITES FOR CHEMICALS

	Extent of plots	Interview list Sl No	Application No		Names of persons	Site No
1	Two Acre Plots				Messrs	
		155	249	1	New India Pharmaceuticals	24 and 36
		46	79	2	Mysore Electro Chemical Works	25 & 35

CHAIRMAN,
City Improvement Trust Board,
Bangalore

gvm/-3-
29-4-48